



Late Backup

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#40

New Central Library

Design Team Selection Process

March 20, 2008

2006 Bond Program



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Design Team Selection

- Consultant selection process will occur in three phases
 - Statement of Qualifications evaluation
 - Evaluation Panel interviews
 - City Council presentations



Phase I

- Standard Request for Qualifications will be issued
- Evaluation Panel will be composed of COA staff
- Statements of Qualifications will be scored against a modified set of RFQ Evaluation Criteria
- Approximately five design teams will be selected for Phase II



Phase I ~ Evaluation Criteria

- Modified Criteria are based on standard Consultant Selection Matrix
- Primary Changes:
 - Addition of evaluated position of “Central Library Consultant”
 - Four points reallocated from COA Experience with Prime Firm and to Team’s Experience with Austin Issues



Phase II

- Evaluation Panel will conduct interviews with short-listed firms
- Issues that will be addressed:
 - Team's prior experience
 - Methods for communicating project to public, City officials and staff
 - Past experience with community involvement
- Approximately three design teams will be selected for Phase III



Phase III

- Design teams will give presentations to City Council
- Presentations and materials will be available in a public setting for comment and inspection
- City Council selects design team two weeks later





New Central Library

- New Central Library will include:
 - 170,000 sq ft of completed Library space
 - 80,000 sq ft of unfinished Library space for future Library expansion
 - Approximately \$360/Square Foot





New Central Library Amenities

- Increased research and circulating collections
- Additional meeting, seating and study room space
- Café and auditorium
- Improved technology center
- Business and career center
- Increased parking and accessibility
- Family center, including a dedicated program spaces for youth and teens
- Space for cultural and community programs and exhibits



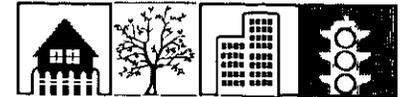


Jacksonville



**300,000 Sq. Ft. at \$150 Million
Opened in 2006
\$500/Square Foot**

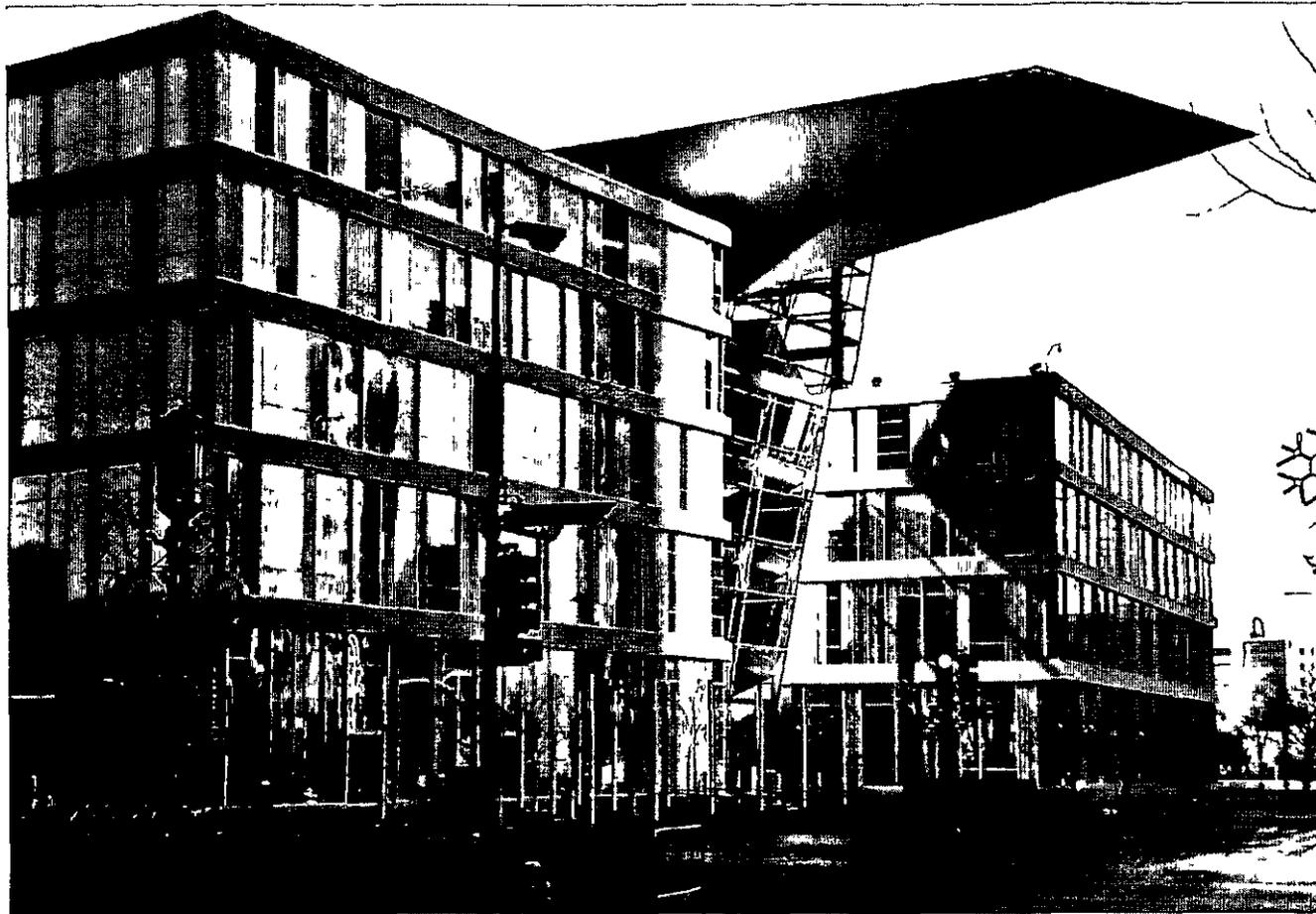
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Minneapolis



357,000 Sq. Ft. at \$140 Million
Opened in 2005
\$392/Square Foot

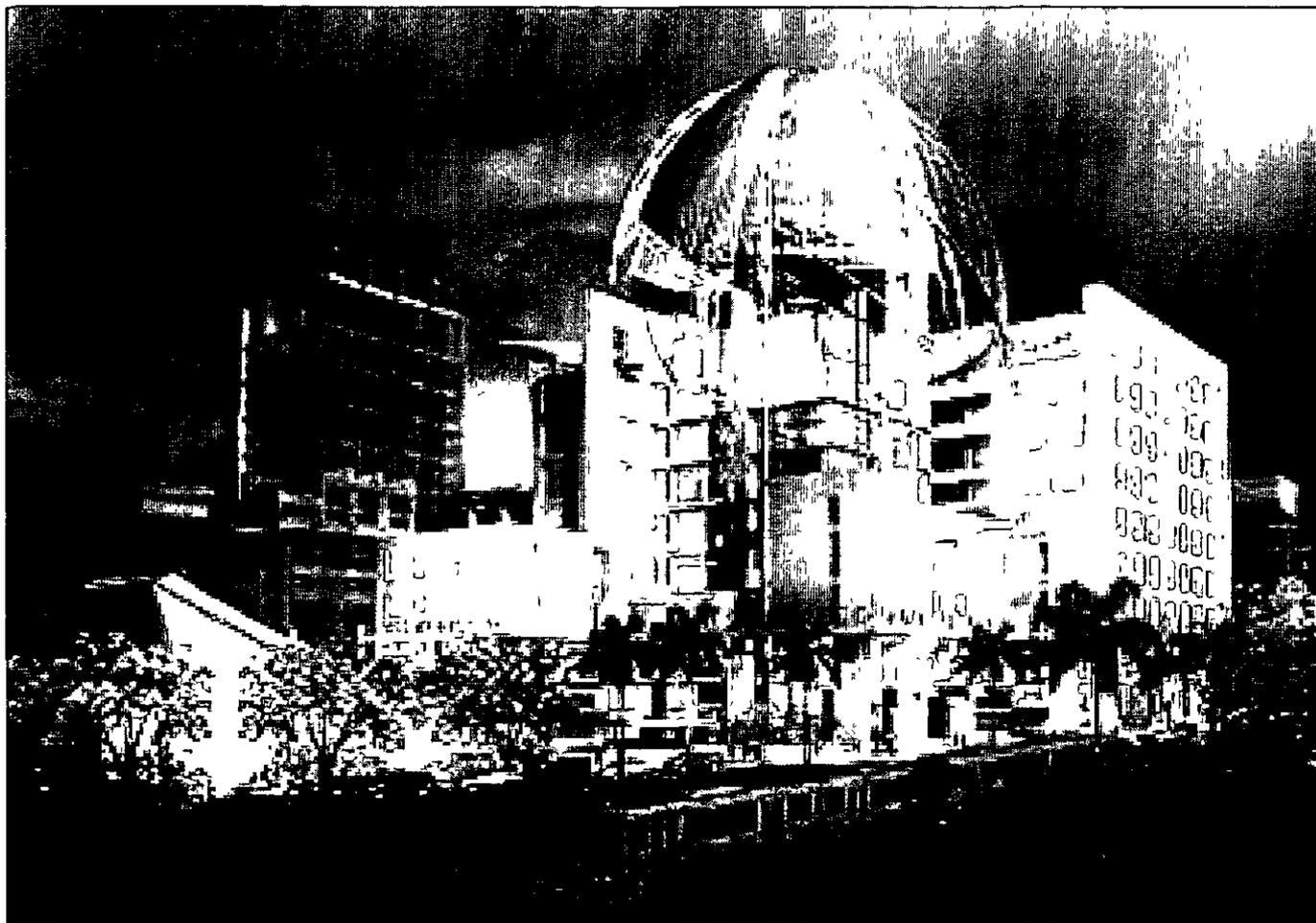
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San Diego



366,094 Sq. Ft. at \$185 Million
Completion date projected for 2009
\$505/Square Foot

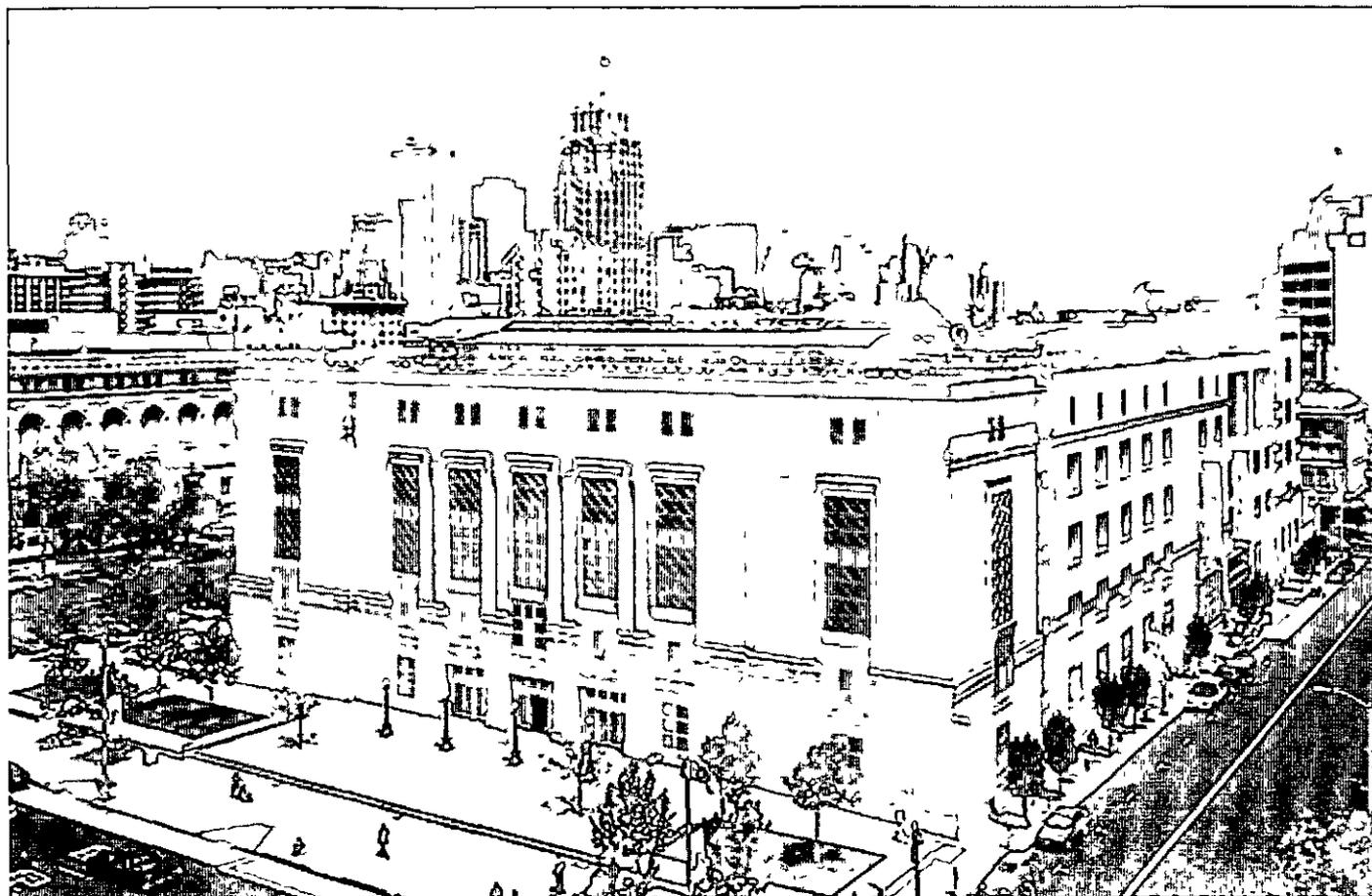
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San Francisco



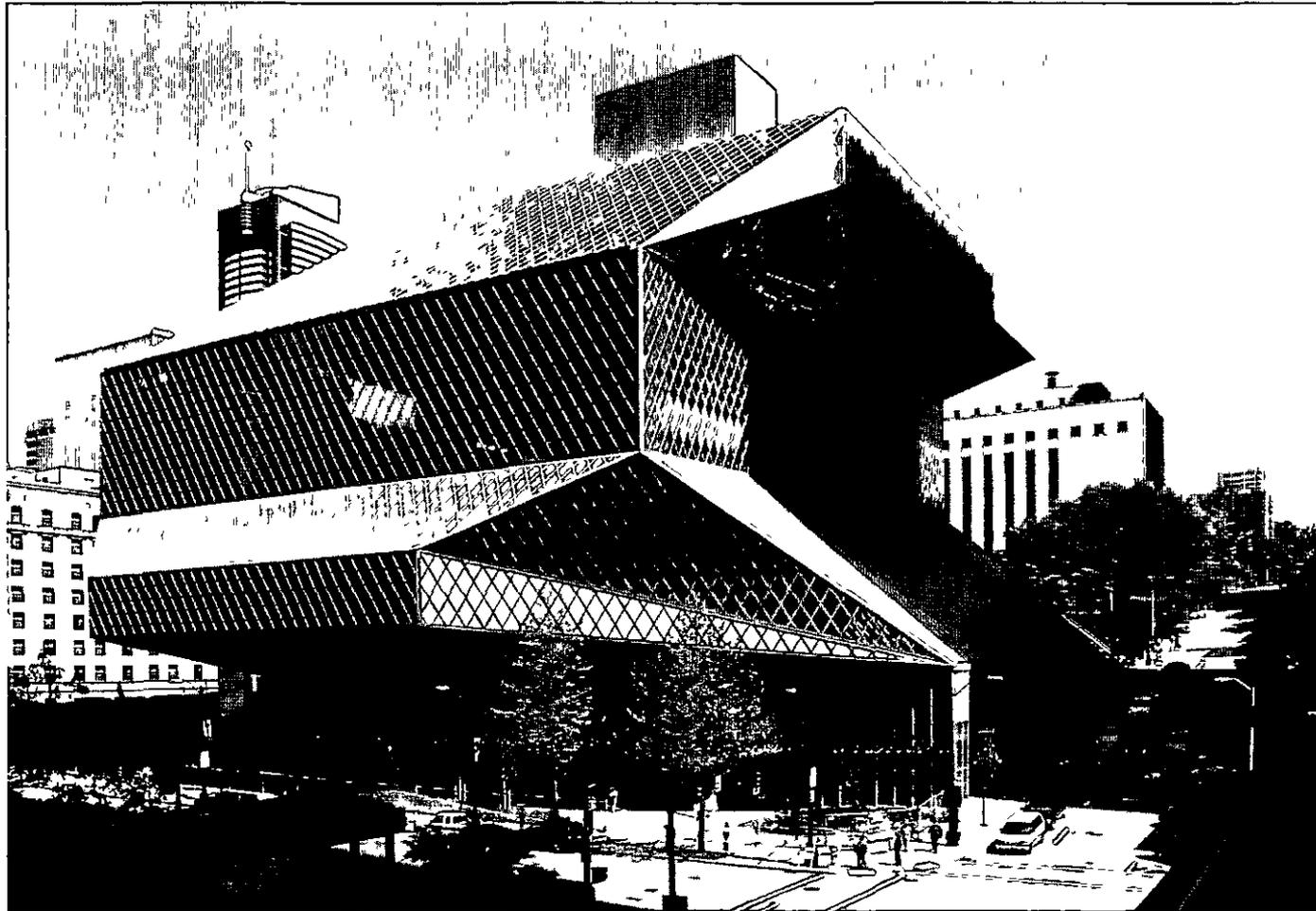
376,000 Sq. Ft. at \$137 Million
Opened in 1996
(\$6.1 Million addition in 2006)
\$364/Square Foot

2006 Bond Program





Seattle



362,986 Sq. Ft. at \$165 Million
Opened in 2004
\$454/Square Foot

2006 Bond Program



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Construction Budgets

Jacksonville:

- Total Project Budget: \$150 million
- Construction Budget: \$ 78 million
- Construction Cost per sq.ft: \$260/sf

Minneapolis:

- Total Project Budget: \$140 million
- Construction Budget: \$ 91 million
- Construction Cost per sq.ft: \$255/sf

San Diego:

- Total project Budget: \$185 million
- Construction Budget: Unknown at this time





Construction Budgets

San Francisco:

- Total Project Budget: \$137 million
- Construction Budget: \$104 million
- Construction Cost per sq.ft: \$277/sf

Seattle:

- Total Project Budget: \$165 million
- Construction Budget: \$90 million
- Construction Cost per sq.ft: \$248/sf

Austin:

- Total Project Budget: \$90 million
- Construction Budget: \$65 million
- Construction Cost per sq.ft: \$260/sf



Timeline

If Selection Process is approved on March 27th

- April 2008 ~ Design Consultant RFQ issued
- May 2008 ~ Design Consultant SOQs due
- August 2008 ~ Evaluation and interviews completed
- October 2008 ~ Presentations made to Council
- November 2008 ~ Council award of the Design contract
- December 2008 ~ CM@R Solicitation Issued
- March 2009 ~ Design Consultant contract executed
- April 2009 ~ Citizen/Stakeholder input process completed
- May 2009 ~ Design phase begins
- May 2009 ~ Council award of CM@R





Timeline Continued

- Summer 2009 ~ CM@R contract executed
- Fall 2009 ~ Schematic Design completed (30% Design)
 - Library Commission Briefed
 - Council Approval
- Spring 2010 ~ Design Development completed (60% Design)
 - Library Commission Briefed
 - Council Approval
- Spring 2011 ~ Design phase completed
- Winter 2011 ~ Construction begins
- Fall 2013 ~ Construction complete

